NORTH HERTFORDSHIRE DISTRICT COUNCIL
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Date: 12 June 2018

Mr F Pope
P & P (Contract Management) Ltd
9 Norton Green,
Stevenage,
Herts SG1 2DP

Our Ref: 18/01271/DOC

Contact: Mark Simmons
Direct Line: 01462 474685
Email: mark.simmons@north-herts.gov.uk

Dear Mr F Pope

Discharge of Conditions : Discharge of Condition 5: All new windows (where openable) shall incorporate flush casements. Furthermore, section joinery details of all new windows (including glazing bar sections) shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the windows hereby approved (as attached to planning permission reference 15/01124/1LB granted consent 17.05.2017
20 Whitehorse Street, Baldock, Hertfordshire, SG7 6QN,

Please quote the following reference: 18/01271/DOC on all correspondence.

I refer to your application received on 3rd May 2018 which seeks approval of window details pursuant to Condition 5 of the listed building consent reference number 15/01124/1LB.

You state in your email dated 3rd May 2018 the following:

"…. Due to the inaccessibility of some of the windows for full opening, cleaning and maintenance (the rear garden 4 mt wall impedes 5 windows and the roof valley access to the top centre 2 windows would require scaffold) we consider that sash windows will be the best option even though they are the more expensive solution.

They still comply with the flush casement condition, would be in the Georgian small pane style as stipulated and of the same period as the original rear gable extension wall. These windows would also meet the U Value and ventilation criteria of the Building Regulations that apply for this new extension.

The make shown on our attachment is Roseview Windows. There are other options and makes in this type that we could consider that are all very similar and mostly based on the Rehau system.

This building has existing sash windows to the front and side and the property next door has at least 2 Georgian sash windows at the rear…."

First and foremost the decision regarding the acceptability or otherwise of the window details submitted under this 'Approval of Details' application relates to listed building consent ref: 15/01124/1LB and no other application. You say that you wish to install sash windows and that these, in your opinion, will still comply with the flush casement condition (a point I understand that you reiterated to the Conservation Officer on site last Friday). Myself and the Conservation Officer disagree and advise that the introduction of vertically sliding sash windows will require the submission of a fresh application for listed building consent. The fact that the new sashes will be in the same positions and similar size (if not the same), it is considered that a Non-material Amendment pursuant to the planning permission is not necessary on this occasion. I understand that you provided the Conservation Officer with hard copy drawings of two alternative options on site today but that you will be sending through via email, further drawings for discussion.

With regard to alternatives, I understand that the Conservation Officer has suggested that: i) the pane dimensions for windows W1, W3 and W7 could be improved if these were to become 2-over-4 sashes; ii) windows W2, W4, W9 & W10 would be better if designed as 4-over-8's and iii) if the mullions to windows W5 & W8 were omitted these windows could become 6-over-12's or failing that, retain the mullions and introduce pairs of 3-over-6's.

Secondly, it is understood that the Roseview windows have uPVC frames and incorporate a 35mm meeting rail, run-through horns, mechanical joints and wood grain finish. The proposed windows also incorporate an inward tilting system for ease of cleaning and have a 24mm glazing system with applied internal and external ovolo-type glazing bars. The product would not, in the Local Authority's opinion deliver what is referred to on Roseview's website as

"Quite simply, the most authentic sash window on the market"

I understand that your aim is to install windows that can be easily maintained and cleaned and have a good U-value. Whilst these aims are acknowledged, the combination of chosen material, 'joinery' profiles (including glazing bars) and the wide cavity (16mm), means that the proposed window type would not preserve or enhance the building's special character. The window type is deemed to be unacceptable. Consequently, I am not prepared to approve the window details.

I would remind you that the requirements of the aforementioned condition will not be fully complied with until the development has been completed in accordance with approved details. Should you require the Local Planning Authority's agreement in this respect then you will need to apply in writing following the completion of the development.

Yours sincerely



Simon Ellis
Development & Conservation Manager